

Board of County Commissioners

Division of Planning & Development

Development Review

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Development Review Committee Meeting **April 18, 2005**

Members Present-

Robbie Rogers-Director/Chairperson, Dale Parrett-Public Works, Aimee Webb-Development Coordinator, David Springstead-Springstead Engineering, Terry Neal-Attorney, Becky Howard-Deputy Clerk, Skip Lukert-Building Official, and Alysia Akins-Secretary.

The meeting convened at 2:02 P.M.

Approval of Minutes-

Mrs. Webb made a motion to approve the minutes from April 11, 2005. Mr. Lukert seconded the motion and the motion carried.

OLD BUSINESS-

None

NEW BUSINESS-

VOS: Amelia Postal Park and Neighborhood Recreation Center – Major Development – Preliminary and Engineering Review

Chris Germana, Kimley-Horn and Associates, Inc., was present and requesting preliminary and engineering approval to construct a postal facility and pool building. Staff comments included a revised legal description being needed, along with outdoor lighting details. There were no comments from the county engineer.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

VOS: Unit 125 – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present to request final plat approval to develop a 122-lot/5-tract subdivision. Staff comments were received and will be addressed. Staff is awaiting surveyor comments. There were no comments from the county engineer.

Mr. Lukert made a motion to approve the final plat, subject to all comments being addressed and contingent upon any comments received from the surveyor. Mrs. Howard seconded the motion and the motion carried.

VOS: Unit 110 – Final Plat Review

Bill Bowsky, Farner Barley and Associates, Inc., was present to request final plat approval to develop a 133-lot/1-tract subdivision. Staff comments were received and will be addressed. The easement in question is shown on the revised engineering plans. Staff is awaiting surveyor comments. There were no comments from the county engineer.

Mrs. Webb made a motion to approve the final plat, subject to all comments being addressed and contingent upon any comments received from the surveyor. Mr. Lukert seconded the motion and the motion carried.

VOS: Too Jay's Deli – Major Development – Preliminary and Engineering Review

Ron Grant, Grant and Dzuro, was present and requesting preliminary and engineering approval to construct a 5800 square foot building. Staff comments included a revised legal description being needed. There were no comments from the county engineer.

Barry Ginn, Ginn Engineering, arrived at 2:07 PM during the above discussion.

Mrs. Webb moved to approve the preliminary and engineering plans subject to all comments being addressed on revised plans. Mr. Springstead seconded the motion and the motion carried.

Mr. Springstead excused himself at 2:12 PM.

Munn's Sales and Service, Inc. – Medium Development – Engineering Plan Review

No one was present for this project, therefore it was moved to the end of the agenda.

Thomas E. Langley Medical Center – Major Development – Engineering Review

Kevin Bynum, Hamilton Engineering and Surveying, was present and requesting engineering approval to construct a 9600 square foot building. Engineering comments included the following: label cover sheet as Engineering Plans, modeling plan/shape factor, land use/zoning for adjacent properties, and fire hydrant/pump connection. Mr. Ginn recommended the applicant contact Fire Services regarding this issue and obtain a letter of approval for the fire hydrant connection.

Mr. Ginn moved to approve the engineering plans subject to revised plans being submitted addressing all comments. Mr. Lukert seconded the motion and the motion carried.

Lake Andrew Preserve – Master Plan Review

Bob Farner and Stephanie Vaughn, Farner Barley and Associates, Inc., were present and requesting master plan approval to develop a residential and commercial subdivision. The zoning request and open space requirements were discussed. The applicant is proposing 76 lots at two units per acre. There was no lot layout provided with the plans. Additional information will be needed prior to master plan approval. Open space, buffers, and screening requirements were discussed. All passive open space needs to be accessible by the residents. The open space allowed for in the commercial areas was discussed. Revised plans will be submitted, in color, for better clarification. The comprehensive plan amendment and rezoning were discussed. The master plan approval request is scheduled for the May 16, 2005 Zoning and Adjustment Board hearing. All proposed lots and roads in the residential area should be shown on the plans. The proposed locations of all open space were discussed. Mrs. Rogers recommended all open space be located in the residential areas. All passive and active open space areas need to be labeled on the plans. The water retention areas are not considered open space. All comments will need to be addressed on revised plans. Additional information is needed regarding the proposed driveway cuts in the commercial area. All issues regarding access, layout, and design need to be addressed. The commercial lot layout details are not available at this time. Spacing requirements and sight distance issues were discussed. Engineering comments included parallel/reverse access being provided between commercial lots. The proposed access from CR 209 will be removed.

Mrs. Webb moved to table this project in order to allow the applicant to submit revised plans addressing all comments. Mr. Parrett seconded the motion and the motion carried.

Munn's Sales and Service, Inc. – Medium Development – Engineering Plan Review

There was still no one present for this project, but the engineering plans were discussed. The engineering comments were minor and included labeling the plans as engineering and submitting a signed and sealed letter from the project engineer regarding the existing stormwater facility and any adverse effects it may have on adjoining properties.

Mr. Ginn made a motion to approve the engineering plans, subject to receipt of the requested letter and revised plans. Mr. Parrett seconded the motion and the motion carried.

The next meeting is scheduled for April 25, 2005.

Meeting adjourned at 2:37 PM.